

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents That We, Louis Napoleone and Hazel Napoleone
of 327 Garnet Drive, South Portland,
County of Kennebec and State of Maine,

for consideration paid, grant to Victoria D. Grunewald

of 190 Capital Street #101, Augusta,
County of Kennebec and State of Maine

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Waterville County of Kennebec
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, we have hereunto set our hand(s) this 16th day of
July, 2004.

Witness

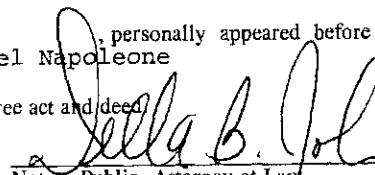

Louis Napoleone


Hazel Napoleone

State of Maine
County of Kennebec

ss.

On this 16th day of July, 2004, personally appeared before me the
above named Louis Napoleone and Hazel Napoleone
and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public, Attorney at Law

Return to: Victoria D. Grunewald

DELLA B. JOHNSON
Notary Public, Maine
My Commission Expires November 12, 2008

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② S.T.

Exhibit A - Deed

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A certain lot or parcel of land, with any buildings thereon, situated in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows:

Parcel One

Two certain lots or parcels of land situated in said Waterville and being Lots numbered one hundred five (105) and one hundred six (106) on a plan of Edgemont Park recorded in the Kennebec Registry of Deeds, Plan Book 2, Page 63.

Parcel Two

Being that lot or parcel of land located at 4 Rosedale Avenue, Waterville, Maine, and identified on the Waterville Tax Map No. 59, Block 1, Lot 39, as prepared by William Kirk, CMA, dated April 1978.

Being the same premises conveyed to Carroll Morrisette and Lucille Morrisette by deed of Elias J. Boles dated December 24, 1992 and recorded at the Kennebec County Registry of Deeds on January 5, 1993 at Book 4309, Page 258.

Parcel Three

A certain lot or parcel of land located at 6-8 Rosedale Avenue, Waterville, Maine, and identified on the Waterville Tax Map No. 59, Block 1, Lot 40 and Map 59, Block 1, Lot 40A, as prepared by William Kirk, CMA, dated April, 1978.

Being the same premises conveyed to Carroll Morrisette and Lucille Morrisette by deed of Elias J. Boles dated December 24, 1992 and recorded at the Kennebec County Registry of Deeds on January 5, 1993, at Book 4309, Page 259.

Also, conveying any interest we have in the property conveyed by the City of Waterville at the time of the vacating of Valley Street and Rosedale Avenue as recorded at the Kennebec County Registry of Deeds at Book 4421, Page 340.

Reference is hereby made to a deed from Carroll R. Morrisette, et al., dated May 7, 2001 to Louis Napoleone and Hazel Napoleone and recorded in the Kennebec County Registry of Deeds in Book 6470, Page 238

Received Kennebec SS.
07/22/2004 2:41PM
Pages 2 Attest:
BEVERLY DUSTIN-HATHAWAY
REGISTER OF DEEDS